

MINUTES OF THE MEETING

21 September 2000

Projects Reviewed

Central Library
Seattle Center Master Plan Revisions
Seattle Center Theater District Plan
Greenwood Library
Pacific Northwest Aquarium and
Master Plan Addendum
City Hall/ Open Space

Convened: 8:30am

Adjourned: 5:15pm

Commissioners Present

Rick Sundberg
Moe Batra
Gail Dubrow
Jeff Girvin
Jack Mackie
Peter Miller
Cary Moon

Staff Present

John Rahaim
Layne Cubell
Brad Gassman
Sally MacGregor

21 Sept 2000 Project: **Central Library**
 Phase: Mid Design Development
 Previous Review: 4 May 2000 (Schematic), 28 October 1999 (Scope Briefing)
 Presenters: Deborah Jacobs, City Librarian
 Joshua Ramus, Office of Metropolitan Architecture (OMA)
 Attendees: see attached

Time: 1.5 hours (SDC Ref. # 169 | DC00116)

Action: The Design Commission greatly appreciates the design improvement, which is visible in each presentation to the Commission, and would like to make some recommendations as the proponents continue with the design development:

- The Commission is encouraged by the analytic rigor with which the design team has developed the project, especially in the case of the book spiral and ramps, and feels that this element of the project will be duly resolved;
- would like the design team to use the same degree of analytic rigor in the development of the exterior of the building, in relation to the way the landscape design is developed through the sidewalk topography and street trees;
- strongly supports the Land Use Code waivers requested by the proponent including waivers for the Fourth Avenue street façade and setback requirements, Fifth Avenue street façade and setback requirements, and the upper level coverage development standards as required for the Downtown Office Core;
- encourages the design team to maintain the legibility of the building functions, as expressed through the massing;
- encourages careful attention, as the project develops, to analyze and demonstrate the intimacy of the interior spaces as appropriate at various scales;
- hopes that the design team incorporate weather protection for the various exterior spaces, especially at the entrance and overhang on Fourth Avenue; and
- at future presentations, would like to see how the structural elements and finish materials are joined at the Fifth Avenue facade where the structure meets the sidewalk, to create an “enclosed” exterior space, and as the design team develops these details, would like to see the dynamic forces of the building expressed.

The design team presented the current design of the Central Library, twenty-five percent through design development, which includes design conditions that require waivers from Seattle Land Use Code. Throughout design development, the design team has worked with the Seattle Public Library staff and the public, seeking input on such functional details as the book spiral ramp, by which a mock-up was constructed for all to test and critique. Many of the recent design changes, in relation to two waiver requests, address the way in which the street façade meets the sidewalk. The Land Use Code requires a minimum façade height of thirty-five feet and also requires certain setback limits. The design team has proposed common spaces on the exterior of the building to introduce light and air and overhead weather protection, and these public benefit features of the Fourth and Fifth Avenue façades require waivers. At Fourth Avenue, the design team has proposed an “open space similar to a street accessible rooftop garden

or urban plaza by extending the sidewalk over a portion of the building below grade.” The Fourth Avenue side of the building will be the primary entrance court, and “will have a principal space of more than 1500 square feet and will have views to and from the street.” The design team has proposed this generous open space as a public amenity, complementing the urban plaza across the street; this plaza is located to take advantage of solar access and to recognize the significance of the Metro bus stops along Fourth Avenue. The design team has also proposed a public open space along the Fifth Avenue façade, which will be within the perimeter of the building exterior, enclosed by a “trellis” of the library structure, which will continue to the sidewalk from within the building. This “street accessible rooftop garden is proposed within six feet above the sidewalk, and will have a principal space of at least 1500 square feet flush with the sidewalk, and a minimum dimension of thirty feet, which is in excess of the minimum dimension of fifteen feet, as required by Director’s Rule 20-93.” This proposed public amenity “will allow views to and from Fifth Avenue, and will provide an exterior, partially covered terrace.” The third waiver is in response to requirements of coverage limits and maximum façade lengths. The design of the building is driven by the creation of platforms, based on the functions taking place on the platforms. The uppermost platform, within the allowable area limits, is “connected corner to corner to the next platform below by sloped structure and glazing. If the sloped glazing is considered a portion of the structure and any portion of the structure applies to the coverage area, then it follows that the coverage area is over the twenty percent limit.”

Further design changes have been made to the Central Library design, in addition to those requiring waivers. The façade along Fourth Avenue has developed to create an intimate public space to encourage use by library patrons as well as non-library pedestrians. The interior subtle topographical changes of the interior extend to the library’s exterior to create the floor of this plaza. There will be street trees along the four facades, and the type of tree will vary, so that the four elevations will be in bloom at different times of the year. These trees will also provide a visual barrier to the children’s area, while continuing to allow visibility and light. At the children’s area, along Spring Street, other plants will be planted into the surface, allowing the roots to be visible, and there will also be glass block, allowing light inside. The design team has also proposed vendor stalls along the hillside terrace, under the canopy of the building. There will also be stairs, following this terrace, on the inside of the building. The seismic supports have been introduced at the corner of Fourth Avenue and Spring Street, and include three columns, meeting the ground in a tripod configuration, which are architecturally mirrored in the structure on the diagonal corner. Along Fifth Avenue, the design team has proposed a semi-exterior, semi-interior protected public space as an overflow space for the café; this façade will offer an overhang, weather protection, along the façade. As the structure of the building extends outside to enclose this space, the design team has expressed intent to potentially incorporate the work of artists to warp these struts with landscaping, to soften the presence of the harsh structure. The Madison Street façade contains the necessary library loading dock, and the design team is considering several design options to treat this area. These options include the incorporation of transparency, to reveal the functions of the loading dock, or not allowing visibility, but allowing this wall as an opportunity for the arts planner to display work; the third option would be to use this façade as a form of display for the library.

The design of the interior of the library has changed as well. The proposed book spiral will organize the books through a continual adherence to Dewey decimal system. Through this organization, the library will be able to double the current volume of books, without interrupting the sequential numbers of the system. This feature will also allow all groups to access the main selections, without the use of a grand, central staircase, as is the case in most major libraries. The design team presented a mock-up of this system to the public, in order to test the different ways to construct this concept. One choice offered a continuous slope (1:60) of the main aisle, while the terraced option incorporates one foot sections of 1:12 slope linked by a five foot landing of a 1:50 slope. The one foot portion would be in line with the end of

the book case. Both options will ensure that at least ninety percent of the floor remains flat.

Key Commissioner Comments and Concerns

- Would like to know if the design team has discussed the bus stop areas with Metro and/or Seattle Transportation (SeaTran).
 - Proponents stated that the design team has spoken with Metro and SeaTran about the design changes affecting the sidewalk. Currently there are four bus stops, one at each side of the block. Metro has suggested that, during and after the tunnel construction, there will not be stops along Fourth Avenue. Further stated that the library can accommodate bus stops all four sides of the streets, and the team has considered different types of shelters that might be possible, and different parts of the building could be bus shelters.
- Appreciates the “library of trees” concept, and would like to be sure that the trees can become incorporated along the sidewalk, working with the bus stops to become part of the streetscape anchoring landscape.
- Is intrigued by the book spiral concept; encourages the proponents to bring this expression to the exterior landscape of the building.
- Recognizing the main structure of the building, would like to know the earthquake level this building can withstand.
 - Proponents stated that the building is designed to meet the requirements for Zone 4, the seismic classification of Seattle, and the building will remain intact and maintain life safety as required. Further stated that the columns will carry the gravity loads of the building, while the exterior structure will carry the lateral loads.
- Is concerned that the street vendors along Spring Street could block the view of motorists exiting the parking garage.
 - Proponents stated that the design will follow sight line and dimensional requirements, and the design would not restrict visibility beyond what is currently allowed by code.
- Appreciates the legibility of functions expressed through the organization and the massing of the library, but remains concerned about the intimacy level and quality of the interior spaces. Would like the design to incorporate a series of diminishing scales in relation to the flow and circulation through the building and would like the design to feature vast open spaces where appropriate.
- Examining the third request for a waiver and the presentation of worst case scenarios for encompassing the maximum envelope, would like to know if the design team has investigated ways to conform to code and minimize the shadow, and would like to know how this would impact the intended internal organization.
 - Proponents stated that the team did examine opportunities to make the design compliant, and this affected the programmatic layout and the legibility of function, which is the primary design concept. To reduce the floor plate, the main administration space would not remain intact. The relocation of the staff lounge would not be a significant, sufficient change.
- Would like to know the extent of the weather conditions that the Fourth Avenue overhang would affect.
- Would like to hear more about the union of the two striking surfaces of materials, and if this

transition between materials would be abrupt or smooth. Feels that the team should not address the landscape solution until the architectural attitude has been addressed.

- Proponents recognized the need for a distinct, legible detail for this transition, and stated that this difficult detail has not yet been resolved. Further stated that the conceptual design includes wrapping the building, and would like this break to remain distinct, but also as unarticulated as possible.
- Would like the proponents to explain the anticipated problems with the slope of the book spiral.
 - Proponents stated that the team has researched many options for transitional materials, to finish the floor as it the continuous or terraced main aisle meets the book aisle, to avoid the creation of a distinct edge. Further stated that the library staff has investigated the operational implications of the slope, and the staff is open to using the slope to work to their advantage.
- Recognizing the need to create a structural “tripod” at the corner of Fourth Avenue and Spring Street to transfer the loads to the foundation wall, would like to know if there is an opportunity to create the seismic forces more visible in an aesthetic way.
- Encourages the Commission to approve the waiver requests, and feels that the proponents have made an excellent case, with provision of public benefits, to justify the exceptions.
- Appreciates the detail at the corner of Fourth Avenue and Spring Street, and appreciates the way the design navigates the slope. Would like to reinforce the previous comment to bring the interior topography to the exterior of the building.
- Applauds the temporal tree selection process for the varying facades, and hopes that the proponents recognize the need anticipate the appearance of animals, as the design team proposes to introduce landscaping on the building at the Fifth Avenue façade.
- Believes that the investigation and research of the organizational implications of a library is invaluable, and hopes that this information is shared with other library architects.
- Would like to know the library staff’s opinion of the book spiral.
 - Proponents stated that the library staff appreciates the originality of the design, and the organizational improvements the spiral offers, and that the opinions of the public and the library staff have varied. Further stated that the idea works, and it is primarily a matter of personal preference.
- Would like to reiterate the importance of the legibility of the primary entrance, and would like fully explored in the next presentation of the library.
- Recognizes that the location of the auditorium has moved, no longer has a street presence, and would like to know, programmatically, why it has moved to the center of the building.
 - Proponents stated that the public accessibility to the auditorium remains. Further stated that the primary imagery is not the auditorium, but the children’s area is protected and celebrated, and is a better focal point at this location.

21 Sept 2000 Project: **Central Library**

Attendees: Andra Addison, Seattle Public Library
Bill Alves, Seattle City Council
Dennis Anderson, Friends of Seattle Public Library, Board of Trustees
Kay Aoki, Seattle Public Library
Meghan Corwin, Office of Metropolitan Architecture (OMA)
Patrick Doherty, Department of Design Construction and Land Use (DCLU)
Ruth Gerberding
Barbara Goldstein, Seattle Arts Commission (SAC)
Barb Gregory, The Seneca Real Estate Group
Alex Harris, Seattle Public Library
Jess Harris, Department of Design Construction and Land Use (DCLU)
Bjarke Ingels, Office of Metropolitan Architecture (OMA)
Jill Jean, Seattle Public Library
Ed Kranick, Loschky Marquardt Nesholm (LMN)
Patricia Lein, Friends of Seattle Public Library
Sue Partridge, Seattle Public Library
John Pastier
Carol Patterson, Office of Metropolitan Architecture (OMA)
Cher Ravagni, Seattle Public Library
Linda Saunto,
Robert Scully, CityDesign
Richard Spaulding, Spaulding Studio
Val Thomas, Val Thomas, Inc.
Steve Trainer, The Seneca Real Estate Group
Mike Usen
Colin Walker
Kelly Walker
Beverly Welti
Douglas Winn, Hoffman Construction Company of Washington
Bob Zimmer, Loschky Marquardt Nesholm (LMN)

21 Sept 2000 Project: **Seattle Center Master Plan**

Phase: Briefing

Previous Review: 17 February 2000 (Briefing Update)

Presenters: Dave Buchan, Seattle Center

Shelly Yapp, Seattle Center

Sara Levin, City Budget Office

Attendees: Lesley Bain, Weinstein Copeland

J. Magic Black-Ferguson

Paul Janos, Department of Design Construction and Land Use

Don Loseff, Seattle Center

Shannon Nichols, Gustafson Partners

Alan McWain, Gustafson Partners

John Pastier

Robert Scully, CityDesign

Time: hour (SDC Ref. # 221 | DC00151)

Actions: The Commission appreciates the Master Plan update briefing, and makes the following comments and recommendations.

- **The Commission feels that the Master Plan should be developed beyond the parameters of the 1990 Plan, in terms of the scope and foresight; and**
- **urges the team to seek new funds for a new Master Plan that would investigate comprehensive urban design solutions, establish a variety of layers of site analyses, and include a local transportation study.**

Representatives from Seattle Center presented the updated 1990 Seattle Center Master Plan, which has been revised in response to previous Commission comments and reflects the schematic design of the Theater District. The Master Plan will also change in the future to recognize the regional context of Seattle Center. The current document does not represent a static document, but establishes a set of planning principles to take advantage of future opportunities. Seattle Center hopes to improve relations with the neighboring communities through planning principles in this document. The planning principles establish guidelines for access, surface treatment, lighting, the edges of Seattle Center, and direction and information graphics. Additionally, Seattle Center hopes to disperse peak period impact events, nurture the growth of performing and visual arts, and provide an urban gathering place with a variety of programs and opportunities. The Master Plan focuses on diagrammatic plan changes by dividing Seattle Center into eleven zones.

Key Commissioner Comments and Concerns

- Would like to know how the Master Plan will change within ten years.
 - Proponents stated that the Master Plan envisions the Memorial Stadium to become the “center” for the Seattle Center campus. There will be two levels of parking below grade; the grade will be raised to meet the elevation of Fifth Avenue. Further stated that the current Fifth Avenue parking exists as a placeholder for a future, active open space or building. Proponents further stated that other recreational amenities would be incorporated to include the proposed Potlatch Trail.

- Recognizes that there are many opportunities for development within Seattle Center. Believes that the team should develop guidelines for patterns of development, in order to establish urban design priorities. Feels that these guidelines could shape the treatment of the Seattle Center edges.
- Would like to know if there is any additional land acquisition anticipated at the perimeter of Seattle Center that will be developed as part of Seattle Center.
 - Proponents stated that they hope to landscape the triangle at Broad Street and Fifth Avenue, and they are still negotiating with the school district about the Memorial Stadium site.
- Feels that Seattle Center Master Plan should reflect the diversity of Seattle, and perhaps the site at Memorial Stadium could be an opportunity to do so.
- Believes that the Master Plan should recognize the opportunities for long term development. Feels that this Master Plan only reflects what currently exists, and does not feel that this plan offers a chance to address unforeseen or new scenarios. Would like the team to present different layers of the Seattle Center Master Plan, showing designs for different circulation patterns, locations for different types of services, and different building uses, for example.
 - Proponents stated that the resources have not provided for this type of long-term, detailed planning. Further stated that this Master Plan update specifically addresses and institutes primary planning principles previously requested, to establish enduring statements about Seattle Center and how these desires can be fulfilled.
- Feels that the Design Commission should write a letter of support for the Seattle Center Master Plan, before the next built redevelopment, to encourage the increase in budget needed for the proponents to develop a long-term plan.
- Would like to acknowledge and encourage the continuation of the dialogue between Seattle Center and the Seattle Design Commission. Feels that this interaction has proven to be successful.

21 Sept 2000 Project: **Seattle Center Theater District**

Phase: Schematic Design

Presenters: Jerry Ernst, NBBJ

Kathryn Gustafson, Gustafson Partners

Attendees: Lesley Bain, Weinstein Copeland

J. Magic Black-Ferguson

Paul Janos, Department of Design Construction and Land Use

Don Loseff, Seattle Center

Shannon Nichols, Gustafson Partners

Alan McWain, Gustafson Partners

John Pastier

Robert Scully, CityDesign

Time: hour (SDC Ref. # 221 | DC00187)

Actions: The Commission appreciates the thorough presentation and makes the following comments and recommendations.

- The Design Commission approves the Theater District Design Principles, but would like the proponents to recognize the significant role of transit users;
- approves the schematic design of the Theater District Plan;
- recommends that the proponents develop a more nuanced approach to the lighting design along Mercer Street, and that the northern edge be subtle, and not necessarily the same treatment as the south side;
- would like the proponents to further study and test the proposed drop off lane or contre-allée, and the potential effects on the Mercer Street traffic flow; and
- would like the design team to explore the creation of pedestrian dwelling spaces along Mercer Street; believes that the current design reads too much like a landscaped “corridor.”

The Theater District Plan attempts to bring cohesion to a series of cultural facilities along Mercer Street at Seattle Center. The Theater District design team, through an advisory panel including members of the Design Commission, has established and finalized the design principles to recognize the potential of the Theater District. One of the primary design principles addresses the need for lighting at night, a reconfiguration of traffic to better address pedestrian needs, and integration with the adjacent community. The team has also conducted workshops with the neighborhoods to determine the main issues.

A primary scope of the project includes the reconfiguration of Mercer Street. This reconfiguration would incorporate three “through-traffic” lanes on the north side of the street, with a drop off lane to be separated by a planted median. This would reduce the apparent width of the street, and the loading lane for the Theater District could be paved in pedestrian-scaled material. The team has conducted a preliminary traffic study for this proposal, and the impact is minimal; at peak hours, the traffic would extend one block more than current conditions. The community has asked for further study and tests to determine the true impact of this street design change. The design team will also consider the possibility of traffic signals disallowing entry at certain times, or other traffic management options.

The Theater District is currently bounded by a “one-sided” street that does not incorporate adjacent

neighborhoods. The design team has focused on Mercer Street as the urban edge to the neighborhood, and would like to create a two-sided, active street, to provide transition between the Theater District, Seattle Center, and the Queen Anne neighborhood. The design team has developed the landscape and art of Mercer Street in relation to the larger context of Seattle Center. Recognizing the sculpture corridor of Broad Street, the design team feels that Fifth Avenue should be developed as an art corridor that accents primary impact pieces within the landscape.

The design team has developed a concept for Mercer Street that equally addresses the activity of day and night. At night, the space would become bright, and colored lights would transform the vertical and horizontal planes. The design team conducted a mock-up, on existing building walls, of the different lighting conditions. The design team intends to locate the cool colors at the edge of the Theater District, with the warmer colors near the center. The design also includes a connection to the existing bridge above Mercer Street through stairs that will link the Mercer Street garage to the proposed plaza. In addition to the lighting scheme, the design team has developed the design to include the plaza, which will not only serve as a “front door” for the Opera House, but will also provide a lawn to host events. Additionally, water features, simple, clean materials, new paving textures, and landscaping will be used to activate the spaces during the day, by providing intimate spaces and seating areas, and create a common design language and unity that will reflect the uses and circulation of the Theater District..

Key Commissioner Comments and Concerns

- Would like to know how the new design will affect Mercer Arena.
 - Proponents stated that the design proposes a canopy along the side of the building, and the plaza at the corner of the building will be lit. Further stated that the team hopes to open the building to the plaza, by creating a glass corner.
- Feels that the landscaped corridor along the Opera House should be broken up by a more dynamic rhythm of smaller, intimate spaces with seating areas to create strong, anchoring spaces for pedestrians to pause.
 - Proponents stated that there is difficulty in accommodating the uses of this space. This space, because of its use as an access corridor, would either be full or empty, and the pedestrian traffic needs space to flow freely.
- Feels that the proposed bold, geometric landscape differs from the character of Seattle Center.
 - Proponents stated that extended landscape of the Seattle Center would become softer, and more bucolic by the contrast provided by this transitional space.
- Appreciated the lighting concept and the photographs of the installation of the mock-up. However, feels that the presence of the Theater District should be realized through a subtle progression of mystery and discovery.
 - Proponents appreciated and understood this idea, and stated that there will be a series of full size mock-ups of the lighting design in November.
- Questions the proponents desire to develop Mercer Street as a two-sided street. Feels that this diffuses the concept, and that the design team could create a hard edge to the district, and focus the design to the south side of Mercer Street.
- Does not believe that a “VIP” drop off is appropriate, feels that a transit planning approach would be more suitable.
- Is concerned about the simple nodes along the landscaped corridor. Feels that the proponents should

take a generic approach to the seating functions of the corridor. Believes that the design solution could address the crowd and pedestrian flows, and relate to the themes and character of the Theater District.

- Proponents stated that the design team is trying to create a landscape palette to follow throughout the Theater District. Further stated that art will be incorporated in the design, to create a new layer of exploration.
- Believes that the drop off lane could create some traffic concerns, as motorists would try to turn left, through traffic, into the Mercer Street parking garage.
- At future presentations, would like to see how the design could incorporate signage.
 - Proponents stated that design team is still studying the incorporation of signage; stated that there is space along the façade for signage and there is also space for kiosks at the Fifth Avenue and Roy Street.
- Does not agree with a previous Commissioner's comment, feels that the design should include the Mercer Street garage and the north side of Mercer Street. Feels that a different design vocabulary for this edge could be different.
 - Proponents stated that the future development and uses of this northern edge is undefined. Further stated that the design principles help to define the Design Guidelines for the Theater District and not confine the design to the manipulation of specific building edges. Further stated that the guidelines for the Theater District state that the arrival should be an important part of the theater experience, which includes the parking garage, and the team has proposed resurfacing the parking garage.
- Feels that there should be a hierarchy, focusing the lighting and design manipulation to entry areas and theater- related uses.
- Would like the Commissioners who served as members of the Theater District Advisory Group to express their thoughts and concerns about the Theater District Design Principles.
- Commissioners stated that the principles were developed through a strong, sound public process and communication. Strongly support the principles; feels that there is opportunity for flexibility. However, would like to express reservations about the landscaped corridor; feels that this space should be a thoroughfare as well as an opportunity to provide rest stops for pedestrians. Additionally, would like transit users to be recognized in the design principles.

21 Sept 2000 Commission Business

ACTION ITEMS

A. TIMESHEETS

B. MINUTES FROM 07 SEPTEMBER 2000

ANNOUNCEMENTS

C. DEVELOPER'S WORKSHOP, NOVEMBER 8, 2000/
RAHAIM

D. COMMISSIONER'S FAREWELL, SEPTEMBER 28, 2000, 5-
7PM.

DISCUSSION ITEMS

E. DC CANDIDATE UPDATE/ CUBELL

21 Sept 2000 Project: **Greenwood Library**

Phase: Scope/ Concept

Presenters: Douglas Bailey, Seattle Public Library
Chris Carlson, Buffalo Design Group

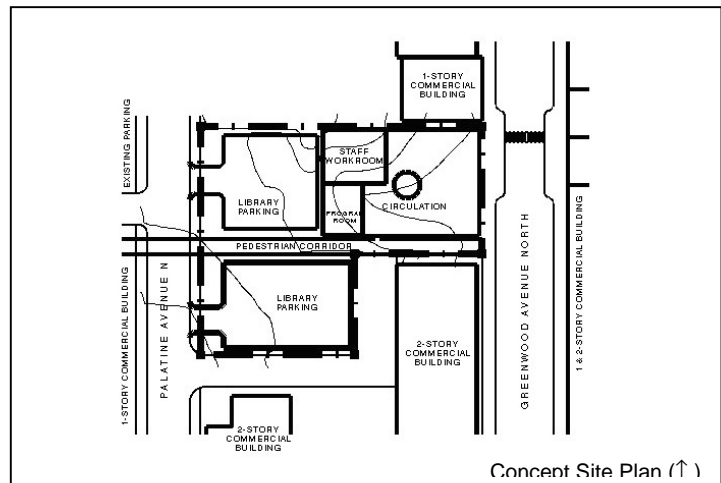
Attendees: Peter Aylsworth, CityDesign
Lyle Bicknell, CityDesign
Jess Harris, Department of Design Construction and Land Use
Alex Harris, Seattle Public Library
Sue Kelley, CityDesign
Leni Thomassen, Buffalo Design Group

Time: hour (SDC Ref. # 169 | DC00115)

Action: The Commission appreciates the presentation, at this early stage in the design process, and makes the following comments and recommendations:

- The Commission is encouraged by the many factors the design team has analyzed and taken into consideration in this early phase of the project;
- encourages the team to develop the design of the library as a civic presence that relates to the context of the commercial corridor;
- would like the team to develop guiding design principles that will be addressed throughout the design of the project;
- consider a pedestrian corridor on the north side of the site to align with the pedestrian crossing; and
- consider siting options to serve the long term needs of the neighborhood.

The design team for the Greenwood Library presented the current scope and concept design for this 15,000 square foot library. The community has been involved in the siting process, and the preferred site is located at Greenwood Avenue North, north of Eighty Fifth Street and currently contains a McDonald's restaurant. The dynamics of the context are changing rapidly, and while the community has expressed some concerns about security, the surrounding neighborhoods contain multi-family residential buildings and commercial buildings. The community also hopes that the project can become the heart of the neighborhood. The team is working with Seattle Transportation to develop the pedestrian access and connections to the site. The community and a member of the Seattle Design Commission participated in the consultant selection process. This selection group appreciated the collaborative approach and familiarity with the Greenwood neighborhood that the design team, Buffalo Design Group, exhibited.



The design team recognizes the site as an opportunity to complete the hole in the existing historical scale and streetscape. There is an opportunity to create “retail” frontage on Greenwood Avenue North. The

design team believes that there is an opportunity for a mid block pedestrian crossing at Palatine Avenue North, and feels that the parking access should be located on Palatine Avenue. The design team plans to screen the non-compatible uses to the south with landscaping and provide a pedestrian connection to the open space to the north. To create an outdoor room on the street, the team would like to keep the main, secure library entry on Greenwood Avenue. The design program for the library includes a community room, the main circulation area and desk, and forty-one parking spaces (for library patrons only). The design team is working with a security consultant and the Seattle Arts Commission

Key Commissioner Comments and Concerns

- Recognizing that the siting of the project, within a commercial area, will be difficult to address. Would like to know how the design team will approach the project, to create a unique identity for the Greenwood library.
 - Proponents stated that the design should be respectful of the existing brick buildings, and relate to the historical context, but Greenwood also needs a building that will stand out, and anchor this corner of the district. Further stated the site agrees is in accordance with the neighborhood plan, and the team does not want to locate the library beyond the neighborhood village. This location of the library also provides an opportunity to restore public space to the back of the main storefront. Further stated that a developer has been hired to develop the pedestrian corridor, which is integral to the neighborhood plan.
- Would like to know if the use of the open space is dependant on the open hours of the library.
 - Proponents stated that they are working with the library administration to determine how to operate these library and community meeting rooms independently.
- Feels that the relationship between the parking lot and the community room needs to be developed.
 - Proponents recognized that there will many pedestrians at the back of the site, and the design of this area needs to be addressed.
- Would like to know if there is an opportunity to create an open space, a refuge, at the end of the pedestrian corridor. Feels that the design should maintain the streetwall along the commercial corridor.
 - Proponents stated that they would like to maintain the necessary parking count.
- Believes that there are many opportunities for the design team to develop the streetwall along Greenwood Avenue North. Feels that a civic presence would be appropriate at this location, and that the building could be pulled back from the streetwall to establish the library beyond a “retail” presence. Hopes that the design of the library will encourage bicycle access to this neighborhood library.
- Would like to know if the proponents will frame the concept for the design based on the analysis of the future of the book and the library that OMA has conducted.
 - Proponents stated that have many expectations for this library to represent a new generation of libraries, as it will be a lively, inviting space, with a permeable skin. Further stated that Seattle Public Library has design standards, specifications, and technological details that will be more common in the future.
- Representing the character of a bookstore, feels that the library could present changing displays in the windows to represent the changing face of the library. Encourages the team to develop the

signage in this character also.

- Urges the design team to develop design principles that will frame the design approach that will be taken to address and interpret the commercial vernacular.

21 Sept 2000 Project: **Pacific Northwest Aquarium and Master Plan Addendum**
Phase: Concept
Previous Review: 16 December 1999 (Scope Briefing), 6 March 1997 (Master Plan Briefing)
Presenters: Bob Wicklein, Seneca Group
Doug Streeter, Terry Farrell & Partners, Architect
Attendees: Brodie Bain, Weinstein Copeland Architects
Geri Beardsley, City Council
Lyle Bicknell, CityDesign
John Braden, The Seattle Aquarium
Casey Corr, The Seattle Times
Lee Copeland, Weinstein Copeland Architects
Bert Gregory, Mithun Partners
Davidya Kasperzyic, A Northwest Collaborative
John Pastier
Jerry Suder, Department of Design Construction and Land Use
Kelly Walker
Michael Woodland, The Seattle Aquarium

Time: 1 hour (SDC Ref. # 169 | DC00041)

Action: The Commission does not feel that it can approve the concept design as proposed, and will not take any actions at this time. The Commission would like the proponents to present the project again once the siting issues are resolved, and would like to have an in-depth discussion of the principles behind the proposed concept.

The Seattle Aquarium project team updated the Commission on the development of the project since their last presentation. The concept design for the project was presented to the public in July. Due to ongoing discussions about the siting of the Aquarium and the alternative site analysis requested by Council, the team will not proceed with schematic design until the site issues have been resolved. The team met with the Seattle Arts Commission, and an arts planner will be involved in the project once schematic design work is resumed.

The current design of the Aquarium responds to many conditions of the north site, the site shown in the Master Plan approved by City Council, and stretches from Pier 60 to Pier 63. The building establishes links and vital connections to the market and business district. This concept has evolved of a building as an object and reflects concerns about preserving and enhancing views; the design team does not want to present a wall to Alaskan Way. The building has been placed further to the south, within the site. The building is disengaged from the waterfront edge to allow the Elliott Bay to reach Alaskan Way, enhancing the salmon corridor, a zone of fifty feet along the shoreline. The design also responds to the existing pier geometry, which is a strong character of the existing waterfront. The design team has developed the main entry as an open space platform, located at street level, but accessed by bridges, and following the parallelogram configuration of the existing piers. The ground floor is accessed from this public plaza and the building extends upwards, from this platform. The building resembles the configuration of a shell, which tapers to form the footprint that conforms to the shape of the pier.

The prime concept of the building is a floating island, disengaging itself from the waterfront edge as an opportunity to establish a unique environment, exhibiting the animal life in a quasi-natural habitat, rather

than an extension of the urban context. The ground floor program places the main lobby at the center as the “hub” of the scheme, and the circulation core circles up and around and vertically penetrates the entire building from this hub. The second floor contains exhibits, animal husbandry spaces, an auditorium, and education spaces. The third floor contains administration spaces, a café, and more exhibit space. The roof concept includes a water garden, which will be the view that the city would have of the Aquarium. This space would recreate its own environment as a surface plane that would reflect the sky, complementing Elliott Bay. Each floor of the Aquarium is successively larger than the floors below, with the circular circulation core and exhibit space wedged into this form. Visitors will approach the building through a series of environments.

The Master Plan for the aquarium has changed since 1994. The actual size of the Aquarium has decreased, and the team also now desires to create a salmon corridor along the shoreline. The team has considered creating a large, open space park, larger than that at the existing Pier 62 and Pier 63. The team recognizes the significant design challenges created by locating a large building at Pier 59, and would like to explore locating the Aquarium adjacent to Pier 62 and Pier 63. The team also recognizes the potential historic significance of the Pier 59 shed. The team would like to integrate the open space and the Aquarium. The Planning Team, the Seattle Department of Parks and Recreation, and the Seattle Aquarium will collaborate on the Master Plan Addendum in the next six months. The Seattle Aquarium Society will manage the architectural design of the Aquarium.

Key Commissioner Comments and Concerns

- Previously, the Commission made a recommendation for the team to develop a detailed preservation and urban design analysis that would generate a design that is fully responsive to the physical context in which the aquarium would be situated. Encourages the proponents to interpret the context in its widest possible sense, including the process and dynamics of the working waterfront. Feels that these dynamics enliven and enrich the civic life of the waterfront. Is concerned that the design team has not taken this advice to heart. Instead, the design is focused on sculptural form, and the urban design of the project does not address the significant processes and events that help define and shape the waterfront experience for visitors and citizens.
- The waterscape idea for the roof of the building is a nice idea, but the development of this idea seems very artificial and is not based on process, environmental, and experiential analysis of the site or context.
- Is concerned that the public access to the waterfront is constrained through the incorporation of the bridge and the public space at the end of the pier is too narrow.
- Is concerned about the lack of response to the historic context of the waterfront. Feels that the team has made an attempt to maintain the site’s integrity, but the team has not responded further to the historical role of piers and the design of the waterfront. Believes that the design team’s decision to devote a large portion of the site to outdoor exhibition space in a semi-naturalistic form is fundamentally wrong for this site. Feels that the team should recognize that, historically, the Elliott Bay waterfront has been designated as a place of labor, not a naturalistic environment. Feels that exhibition, rather than context has shaped the design.
- Is concerned about the extent to which the exhibition design is driving the aquarium’s design to the exclusion of other considerations, such as the urban and shoreline context in which the project is set.
 - Proponents stated that the work is collaborative, and the exhibition designers have informed the design team about habitat, and the visitor’s relation to the habitat. Further recognized that the Commission comments suggest that the building design should be

more important, in its response to the historic context, rather than creating regionally responsive habitats.

- Would like to know why the exhibitions have developed in so contrived a fashion and why the emphasis is on rocky mountain coastline, when this site was historically a tidal flat. Feels that the design responds to a context that is located many miles away.
 - Proponents stated that this is a decision that the client has made about the type of exhibits that they believe actually belong in the Aquarium. Further stated that the intent is to create regional exhibits, and include the entire state of the Washington, creating immersive habitats, and create an environment in which people will feel as though they are in nature. Further stated that the proponents do not want to create an animal habitat, characterized by cages, but would like to design the Aquarium to reflect the actual environment of the animals.
- Questions the landscape immersion concepts as too artificial and is concerned about the design approach as purely entertainment, retail architecture. Wonders if the design intent would be recollective, at all, of the existing waterfront, but recognizes the latter is the approach taken in the current Aquarium, with simple, shed materials. Feels that maintenance will be a primary consideration, as it is now.
- Feels that there are additional options for a design approach. Believes that the design team could also explore the context of Seattle's "working waterfront," and the interesting dynamics between the social, environmental, and economic activities of the larger urban waterfront.
- Feels that the duality of the design underscores the Commission's primary concerns. Feels that the design is a freestanding expressive form, a Pacific Rocky coast, but is also a pier, a shoreline. The design is somewhat contextual, but also contrasts with the environment. Feels that the dichotomy created through the design defeats the design purpose and clarity. Does not believe that this is a timeless solution.
- Would like to know if the Aquarium is required to be located on the water.
 - Proponents stated that nothing intrinsically requires that the Aquarium be located on the water, but this Aquarium does use water from Elliott Bay. Further stated that it provides a visual connection to the water, for the visitors.
- Recognizes the main design principle is to develop the project as an island and believes that this could be successful, if done with strong conviction. However, feels that the structure should connect to the city, anchoring itself in the cross street connections, and in the building form. Does not believe that a separated, themed island on the waterfront is appropriate
- Feels that the design team has some successful concepts, but recommends further discussions with the entire Aquarium team, about the goals of the project, including the literal and figural references, to fully address the Commission concerns.
- Recognizes the need to educate visitors about the character of the Seattle waterfront, Elliott Bay, Puget Sound, and its habitat, but feels that the design will misinform the public about the actual ecosystem and aquatic environment in which the aquarium is set, by virtue of the outdoor exhibits that are planned for the pier.

21 Sept 2000 Project: **City Hall/ Open Space**

Phase: Schematic

Previous Review: 17 August 2000 (Schematic), 18 May 2000 (Concept Briefing), 20 April 2000 (Open Space Conceptual Design), 16 March 2000 (City Hall/ Schematic Design Concept), 02 December 1999 (Scope Briefing)

Presenters: Marilyn Brockman, Bassetti/Bohlin Cywinski Jackson
Ken Johnsen, Project Director, Shiels Obletz Johnsen (SOJ)
Barbara Swift, Swift and Company, Landscape Architects

Attendees: Geri Beardsley, Coucil Staff
Lyle Bicknell, CityDesign
Casey Corr, Seattle Times
Marty Curry, Seattle Planning Commission
Davidya Kasperzyk, A Northwest Collaborative
John Pastier
Janet Pelz, Pelz Public Affairs
Jennifer Ramirez, Legislative Department
Robert Scully, CityDesign
Cheryl Sizov, CityDesign
Peter Steinbrueck, City Council
Jerry Suder, Department of Design Construction and Land Use
Brad Tong, Project Manager, SOJ
Ruri Yampolsky, Seattle Arts Commission

Time: 1.75 hour (SDC Ref. # |)

Action: The Design Commission recommends approval of the Schematic Design of the City Hall/Open Space block of the Civic Center project, 4-3, with the following conditions:

- That CityDesign convene appropriate parties to discuss the program and character of the Fourth Avenue level of the building and open space;
- That the proponents develop several alternative proportional studies of the office tower façade to review with the Commission, that better reflect a civic expression to the tower;
- That the proponents further develop the function and form of the building element at the corner of Fourth Avenue and Cherry Street to add clarity to the entry sequence, and reinforce this as a key building entry into a civic building, recognizing that the solution may involve no actual structure at this location, but could result in the entrance located on the façade of the main building.

The Design Commission also recommends to the Client Group that the program for the portion of the project at Fourth and Cherry, whether interior or exterior, be fully developed, and that committed funding be established for this part of the project, to allow the design team to develop the appropriate design response, with input from the CityDesign meetings.

The Design Commission also reiterates its action of August 17 as follows:

- The Commission believes that the overall massing of the building is consistent with the Master Plan and that the location and form of the Council Chambers is a positive and strong element of the project;
- believes that the access diagram, with multiple entry points to the building, and the access to Council Chambers, is appropriate;
- agrees that the revision to the Open Space on the Fourth Avenue side of the building, lowering the elevation to street level, is an improvement to the project and improves the access to the building from the west and helps to acknowledge the public who access the building from this direction;
- is concerned that the façade of the main building does not fully express the civic activities taking place within, and still appears too much like a private office building as opposed to the seat of government;
- would like the proponents to intensively explore ways to express the civic nature of this building in total, maybe considering the sunwall as a way to unify the components of the building;
- would encourage the proponents to use the building to express the complexity of the city as a “living organism”, helping to educate the public about the many functions that government provides its citizens, perhaps through the artwork of the building;
- believes that there should be a significant mass at the Fourth Avenue edge of the site at the Cherry Street corner, functionally, programmatically, and formally, so the main entrance of Fourth Avenue and Cherry Street expresses the civic nature of the building to the citizens who enter there;
- would like the team to consider placing significant civic programs, such as Boards and Commissions rooms at this location, possibly through a second phase of construction;
- would like to see more concrete development of how the “cultural café” will provide the active programming and public discourse so critical to making this the civic heart;
- would like the proponents to carefully consider the connotation of red as the color for the sunwall; and
- looks forward to further development of a more cohesive expression between the parts of the building project, so as to better unify its various elements.

Presentation and Discussion:

The City Hall design team presented the current schematic design for approval, which has been updated to reflect previous Design Commission concerns, particularly through the design of the massing at the corner of Fourth Avenue and Cherry Street. Many of the Design Commission actions were items that would be further addressed through the design development phase of the project.

The design team recognized the concern that the Fifth Avenue façade should be developed to reflect the civic presence of the building, although this façade, due to the presence of surrounding buildings, will not typically be seen in its entirety. Through design development, the team will develop alternatives for the window treatments along this façade, tie the building to the block through landscaping, and will incorporate signage and make subtle, welcoming changes to improve the pedestrian appearance of the building along Fifth Avenue. The design team believes that the primary view and approach of the design, from Fourth Avenue, is very civic in its nature. This façade has developed to incorporate such civic elements as a grand ceremonial stair and an open welcoming gathering space, the materials of the building respond to the curves occurring along the landscape, and the base of the building continues to develop through the design of the sunwall. Although the building does not have a single parti like most, the building has developed as a collage, which is set against a backdrop of a neighborhood of very large background buildings. This building has developed through many layers of complexities, creating intimate relationships between the variety of components.

The art program succinctly addresses the need to “express the complexity of the City Hall as a living organism,” through the development of the interior spaces. The objective of the “cultural café” is not only to provide internet access, but to provide a link to a variety of the programs of the city, and this space will become an outreach for the government. There will be opportunities for educational activities, readings, performances, a resource center, and access to SEA TV. Throughout the building, the art program will further display the role of the government through the incorporation of the City’s extensive image archives on the “wobble wall,” which extends through many floors of the building. There is also a proposal for a mega-watt clock, located as a signal within the interior public space. At the Fourth Avenue plaza, there will also be a poet’s podium or a speaker’s perch.

The corner of Fourth Avenue and Cherry Street is the portion of the building that has developed most since the last presentation. The design team has seriously struggled with the Commissions’ concerns regarding this element, and there are two primary issues in contention. The design team feels that the areas at the lobby floor, the mid-terrace level, and the Fourth Avenue levels of the building are primary opportunities to provide activity eighteen hours a day. These “public rooms” could have the potential to be used by more people than those in the City government. The design team feels that the space should be programmed in such a way that the community can adopt this space as an opportunity for a public retreat, used for eighteen hours a day. However, the design team stresses that this programmatic choice is ultimately the clients’, rather than the choice of the design team. The design team feels that there is a need for the Design Commission and the client, the City Council and Mayor, to convene and discuss these concerns. This portion of the building would not be constructed until for a full year after City Hall is constructed. The design team’s concept for the corner of Fourth Avenue and Cherry Street is one of light, rather than mass. The design team has determined that an appropriate element for this corner is a lantern, which is of the same design language as the lantern that defines the hillclimb, and the lantern that Council chambers and the Mayor’s office have become. The eaves of the building, which are also glass, have an opportunity to glow. The new two story lantern at the corner will be associated with the ground floor community space and will extend to the second story that occurs at the mid-terrace level. Adjacent to this double story lantern, from Fourth Avenue, there will be an entry, which can be indicated as the City Hall entry. The sunwall, an alternative entry to the building from Fourth Avenue, will become an

open experience that becomes a covered porch and promotes constant activity. The lantern, the mass of the upper level of the corner element, will be nine hundred square feet of usable space, and will also be very open in character. The design team feels that this entry, used through access from the sidewalk of Cherry Street will be heavily used. The eaves of the roof of this level will extend past the area of the floor plate, to create eaves similar to those of the office block; these eaves will cover the sidewalk and stairs ascending Cherry Street. Additionally, the roof of the Cherry Street entry extends into the building, creating a physical connection between the entry and the building. The design team has conducted a series of sun studies of the fenestration of the office block; the team has proposed a light shelf, projecting out and forming an articulated horizontal element on the exterior of the building.

The design team continues to investigate the potential materials of the sunwall, another concern of the Commission, and this component of the project will be developed after other elements have been fully addressed. This sunwall and other elements will serve to unify the building, and this will become more apparent through design development. Finally, the primary programming, operation, and activation of the “cultural café” should be welcoming, creating an active eighteen-hour, comfortable community space.

Key Commissioner Comments and Concerns

- Responding to the Commission’s previous concerns of the conditions at Fourth Avenue and Cherry Street, feels that the proponents have proposed a partial building, marking the corner with a massing element, and would like to understand why this approach was taken, rather than the design of essential functions, such as a grand entry.
 - Proponents stated that the design of the main entrance is in place; the governmental aspects of the building occur at the level above the main plaza of Fourth Avenue, which is accessed through a ceremonial entrance. Fourth Avenue is where the community or cultural aspects of the building occur, and the public will weave comfortably in and out of this entry space. The arrival consists of a full preliminary experience, entering at a lower level, similar to that of the Metropolitan Opera House in New York.
- Feels that the opportunity to provide “customer service” government is at the corner of Fourth avenue and Cherry Street, rather than at Fifth. Does not feel that a symbolic or aesthetic solution is appropriate at this corner.
 - Proponents stated that there is more public transportation on Fifth Avenue than Fourth Avenue. Further stated that the design team and client clearly would like to locate customer service in a single location. The design team does not want to force the City to manage multiple locations for customer service. Further stated that customer service would not function after 5 PM, which is a primary objective of the activities along Fourth Avenue.
- Agreed that customer service should not be over-emphasized, but feels that the design team should create a strong, significant functional entrance, rather than a symbolic beacon to hold the corner.
 - Proponents stated that in conjunction with the Master Plan and historical examples, there is a ceremonial stairs, with a significant, adjacent public open space, with access into a part of the building that fosters civic discussion. The goal of the sunwall is to be permeable, and an entrance, to allow this to happen.
- Looking ahead to the subtle design changes to the tower structure for the development of a civic expression, would like the proponents to explain the features of civic buildings that differ from those of commercial buildings, and how these characteristics will shape the design of City Hall.
 - Proponents stated that through the study of city building in a historical perspective, most

people recognize that the most wonderful aspects are the serious efforts to explore the grand public space of the building's exterior, creating a strong gathering space. Further stated that the civic nature of the building is typically expressed through a clear attention to detail and the use of lasting materials. This design clearly expresses a central gathering location, and the design team will slowly develop the beautiful details through the wood shutters, light shelves, or the eaves of the building, for example.

- Recognizes the need for the client group to develop the programmatic needs of the building, but feels that these are important to address at this stage of the project, especially in the case of the “cultural café.” Does not believe that this portion of the building should be required to carry the burden of the responsibility for representing the City of Seattle government and community, and would like to be assured, with absolute clarity, that this portion of the building will be successful. Feels that, at an entry at Fourth Avenue, the proponents should make the essential aspects of public interaction with government visible. Does not feel that design decisions should be made on ideas that could happen, but ideas that will happen. Would like to be assured that design decisions based on contingent items are minor elements. Is concerned about the promise that the “subtle changes” will truly improve the civic character of the tower, and is not convinced by the discussions of what could happen at Fourth Avenue and Cherry Street in the future to produce a strong presence.
 - Proponents stated that there have been discussions with the client, and there is a desire to design this correctly, and the team has a sense of what this space could be, but does not know exactly what it is yet. Further stated that this can be addressed through design development; this space for the “cultural café” will stay, is essential to the building, and there is strong commitment from the design team and to make this space work. Further stated that the project needs to move forward, and does not want to slow the design process by focusing on this part of the building.
- Feels that the public understands this building as a political place, but the citizens' space is designated as cultural, treating citizens as customers. Feels that the role of citizens should be represented in the design in another way.
- Does not believe that there is the funding to incorporate all the “could be” and “would be” ideas to support the presence of a permanent, committed “client” to operate the “cultural café.”
 - Proponents stated that they are not concerned when using the statement “the cultural café could be” because through conversations in community meetings, the proponents understand that people are anticipating a multiplicity of activities. Further stated that there is anticipation for a complexity and inter-mixing of uses. This is the ultimate opportunity to create this type of space.
- Feels that subtle changes are not sufficient. In previous meetings, the civic expression of the tower was discussed, and does not believe that the design team has achieved a civic expression to the building. Feels that the design team considers this to be a background building. Feels that this is a half-hearted treatment of massing at Fourth Avenue, because it will not become a major entry. Does not believe that these are issues that could be resolved later.
- Describing the qualities that could characterize this as a civic building, feels that there should be a generosity of expression at the entries. There is transparency at the Council chambers, which is inviting and symbolically expresses the functions inside, and announces itself as a space for the public to gather.
- Feels that the issues of the civic character of the building are resolved on the southern portion of the

site, including the ceremonial stairs and access to Council chambers. But feels that this clarity is not present on the design of the northern portion of the site, even with the permeable wall entry, with access to the elevators. Would like to see the same level of clarity in the entry diagram that is present in the entry through the ceremonial stairs. Also feels that a good civic building is represented through its stature and proportions and that the office tower is still not expressive of a civic building in this way. Feels that the design team is close to achieving the important sense of permanence required in this design.

- Proponents stated requested clarification of what the Commission would like to see, through the design of the office block to make it appear “civic”.
- Would like the design to express the functions of the tower, with the degree of care that the design team has clearly given to the Council chambers. Does not think that making the whole building a background building makes sense.
 - Proponents stated that, due to the design of the Mayor’s floor, it is not a background building. There are five floors between the lobby level, and there is not much building there. Further stated that against the background of the surrounding buildings, it will stand out as a completely different piece than typical offices in Seattle. Does not want to create artificial expression, representing activities that are not actually take place behind these windows. The buildings that are great landmarks are straightforward buildings, where the expression of the ceremonial entrance is well described, and the volume of the gathering space is defined on the outside.
- Looking at the previous minutes, and watching the presentation of the design team, feels that the team intends to reach a resolution and address many of the needs as a Civic Center, particularly the need for a distinct entry, and the need for an urban mass. However, is concerned this process is impeding the design to a frustration level on both sides. Feels that the design can be changed through design development, and believes that the proponents will address the concerns of the Commission, but would like some assurance that effect.
 - Proponents stated that they take the Commission comments seriously. Further stated that there will be further dialogue throughout the design of the project, and believes that there is a serious intent to address the concerns.
- Is excited about the civic campus of the building and the Council Chambers. Believes that the south façade of the building is distinctive and crafted. However, does not feel that the northern and western elevations of the building are civic in nature. Believes that the louvers and sunscreens are not the level of modification needed to address the Commission’s concerns about these facades. Feels that the Fourth Avenue and Cherry Street should be a considerable mass, and a lighting element will not be adequate. Feels that the regularity and the proportions of the fenestration of the office tower is not of a civic scale. Would like to see some resolution of the primary concerns before the project moves to the design development phase.
- Feels that the Commission is asking the design team to control the driving programmatic elements that dictate the design, requiring the architecture to do more than the program calls for.
 - Proponents stated that they have actually proposed stopping design work of the elements along Fourth Avenue, because through the various phases of construction, there will be more time to address that portion of the site. Further stated that although the design team does not like to force clients to accept ideas and decisions, and would like to offer the client some flexibility. Further stated that the conceptual approach to making the Fourth Avenue portion of the building exciting and different from the office tower offers an

opportunity for the City, and the design team would like to make this space work, for the City.

- Feels that if these concerns could be resolved through further examination of the program, it would be smarter not to move forward without resolving these issues. The center of the concern is how the inter-relationship of programmatic elements is expressed.
- Recognizes the concept to create a progressional experience and entry, but does not sense this experience yet, through all entries.
 - Proponents stated that many civic buildings have multiple entries, and the experience through each entry is not the same. The formal entrances of this building are very different from the previously described formal progressional entries. Would like to offer patrons options to enter the building, and does not believe that citizens should be forced through the ceremonial entry.
- Realizes that one of the primary concerns, the corner massing element at Fourth Avenue and Cherry Street, is not under the design team's control. The architectural development of this part of the building depends on decisions and commitments of resources of the client group to create a substantial space to give the architectural treatment it deserves. Feels that the design team has done a good job of creating a symbolic space where a functional space should be.
- Feels that the Design Commission should meet with the client group to address concerns.
- Councilmember Peter Steinbrueck stated that the client group is not optimistic about solving this dilemma, programmatically. Is confused about the fixation on the concern of this corner. Would like to know if the Commission is comfortable with the design solutions to previous concerns, and believes that the Commission should be confident that there will be solution for this element as well. Does not believe that this corner would determine the success of this project.
- Through the many reviews throughout this project, does not feel that there has ever been design resolution of the major entries. Thinks that the discussion is not primarily about the corner, but it is a question about where the design team locates the major entries to the building.
- Agrees that the access and multiple entry points of the project are appropriate, but does not feel that the character of these entries is appropriate.